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The meeting was called to order by Chairman Arnold Finaldi Jr. at 7:30 PM.

Present were John Deeb, Arnold Finaldi Jr., Kenneth Keller, Edward Manuel and Alternates Paul Blaszkowski and Joel Urice. Also present was Associate Planner Jennifer Emminger.

Chairman Finaldi asked Mr. Urice to take the place of the vacant regular seat for the items on tonight's agenda.

Mr. Urice made a motion to accept the minutes of November 1, 2006, November 15, 2006 and December 6, 2006. The motion was seconded by Mr. Deeb and passed unanimously.

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PUBLIC HEARINGS:

7:30 PM – Sandpit Investors LLC – Application for Special Exception to allow use (new Medical Office in conjunction with existing Warehouse/Office) generating in excess of 500 vehicle trips per day – 79-81 Sandpit Rd. (#K10044) – SE #653.

Mr. Keller read the legal notice. Engineer Steve Sullivan, from CCA described the proposal. He said they proposed to construct a 10,980 sq.ft. Medical office building on the parcel while keeping the existing warehouse facility. He said there also is an existing single family dwelling on the site but that will be removed. They have received EIC approval and will make the necessary revisions to satisfy Staff comments received so far. They are just waiting to receive the Engineering Dept. comments. Kevin Bennett, the architect spoke next describing how they will fit the three story building into the two levels of grade. He said the site slopes from west to east. Traffic Engineer Allan Mess then spoke, saying this site has frontage on two roads, Sandpit and Beaver Brook Rd. The access for the medical building will be only from Sandpit Rd. There will be emergency access from both roads but the primary access for this will be Sandpit and the manufacturing building will continue to be from Beaver Brook Rd. He said there are 224 parking spaces required for the medical use in addition to the 39 spaces necessary for the warehouse use. Also there are 7 handicapped spots required. He then mentioned the recent

amendment to the parking requirements which changed the calculation for medical offices from 1 space per 100 square feet of usable gross floor area to 1 space per 125 square feet of usable gross floor area, saying this application is probably the first since that was approved. He was not sure if they will need to get STC approval but said they have to submit because of the effect of a building of this size emptying out onto a State highway. Mr. Mess then said he would have more to say after they receive the City Traffic Engineer's report.

Mrs. Emminger said they had met with Abdul Mohammed regarding some preliminary road widening being proposed. Mr. Mohammed suggested he would like that wider and it is being worked out now. Mr. Keller said anyone trying to make a left onto Sandpit Rd. will have a tough time getting out. Mr. Blaszkowski asked how they will address the stacking due to backup onto Beaver Brook Rd. He said he travels this road everyday and this will definitely impact Rockwell Rd. Mr. Mess said they have recommended extending the two lanes 450 ft. beyond where they are now. He added that the intersection of the three roadways is a critical element and they would recommend a signal or further widening, although he does not believe there is enough land to do a widening. They do not figure the proposed development on their site will cause stacking but they feel the lengthening of the two lanes will help alleviate the existing backup. Mrs. Emminger said Mr. Mohammed has indicated that the City has allocated money for a traffic signal, although he does not know when it would happen. Mr. Keller asked why the Building Dept. denied the plans. Mrs. Emminger said there was not adequate information for the Building Inspector to review for ADA compliance.

Mr. Deeb made a motion to continue the hearing. Mr. Keller seconded the motion and it was passed unanimously.

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CONTINUATION OF PUBLIC HEARINGS:

Sycamore Trails Group LLC – Application for twelve (12) lot subdivision (33.49 acres) "Savannah Hills" in the RA-80 Zone – 193-207 Great Plain Rd. (#J04084, #J04085, #J05099, #J05100) – Subdivision Code #06-09. This application has not yet received EIC approval. *Public hearing opened 11/1/06 – 35 days were up 12/06/06. Extension granted to 2/9/07.*

Mr. Manuel, Mr. Keller and Mr. Blaszkowski announced that they had each listened to tapes of meetings that they missed.

Mike Mazzucco said they had asked for a continuation at the last meeting. He said he had responded to a letter he received from Mrs. Emminger and ZEO Sean Hearty as well as providing the cut and fill information that was requested. He said the letter from Mrs. Emminger and Mr. Hearty was interesting reading because it takes a stand regarding how new lots are looked at. He said they had met with Mrs. Emminger, Deputy Planning Director Sharon Calitro, Corporation Counsel Robin Edwards and the applicant's attorney and resolved some of the outstanding issues. They are now waiting for a letter from the ZEO regarding lot 5. Mr. Mazzucco said the plans will be updated once he gets the opinion from Mr. Hearty. He also spoke about the use of flag lots and the authority of the Commission regarding them. He briefly pointed out the changes that have been made so far. He said this plan is similar to original plan, but considering some of these as flag lots and then meeting the minimum square

requirement forced them to make some changes. Mr. Urice asked about the wetlands. Mr. Manuel asked to see the proposed layout. Mr. Mazzucco distributed copies and said this plan is what they were asked to produce. Mr. Keller asked why can't they use Old Town Rd for access. Mr. Mazzucco said it is not a City road and we don't know who owns it. It is just a one lane gravel access that serves a dozen houses. The angle to get out of it would require removing a lot more fill than the way they have proposed. Mrs. Emminger asked for clarification on lot 10 since it goes through the conservation easement. Mr. Mazzucco said if they do it differently it would be a whole new application for EIC and there would be no conservation easements. He added that it is difficult to find something that everyone likes and that also satisfies EIC. He said using accessways is the only option to develop this land; it promotes common sense and reduces the work that would have to be done, although EIC would prefer the use of combined driveways. Mr. Keller mentioned that the Candlewood Lake Authority (CLA) had suggested building less houses. Mr. Mazzucco said 12 lots on 33½ acres is not awful. Mrs. Emminger said the Commission has approved two subdivisions over the past two years and it is not the standard practice in a new subdivision for the majority of the lots to be served by accessways. She said it is more usual and preferable to see new roads being proposed. Mr. Mazzucco then submitted a GIS map showing some of the other subdivisions in the area that have lots served by accessways. Mr. Urice asked if the Engineering Dept's. request to widen the roads could be done. Mr. Mazzucco said it could. Mr. Blaszk asked Mr. Mazzucco to review the sight lines for exiting the property. Mr. Urice asked if the letter from the CLA is in the record. Mrs. Emminger said she is still waiting for a response to the original Engineering Dept. letter. She asked Mr. Mazzucco to explain how the slopes will be stabilized during and after construction. Mr. Mazzucco said any that are remaining will be stabilized with topsoil, the Engineering Dept. usually asks for a soil scientist to review the ledge. He continued saying that the amount of ledge that exists here is not necessarily a bad thing. Mr. Keller said that is his concern especially with the possible blasting. Mr. Mazzucco said that information is on the road profile plan, phases one through three and also the erosion and sedimentation control plan goes into detail about the phasing. Mrs. Emminger said Engineering had required concrete curbing along the length of the road although the Regulations suggest bituminous. She suggested that possibly the Commission could require concrete curbing along the roadway since the City will eventually have to take it over and maintain it and all City curbing is concrete. Mr. Mazzucco said his response to that is that we should change our Regulations. Mrs. Emminger said she has additional comments but would put them in a staff report since we don't have to close this tonight. Mr. Keller asked if there was any impact study done with regard to blasting. Mr. Mazzucco then said the applicant (Mr. Cordeiro) will agree to a condition that he will drill a new well for anyone whose well is damaged by the blasting. Mr. Keller said he is more concerned for after the fact. Mr. Mazzucco said all of the standard procedures for pre-blast surveys will be done. Mr. Cordeiro is an honorable guy; he has already demonstrated this by all of the work he has done.

Joe Cordeiro said he wants them to see the kind of person that he is. He said he has worked hard to create a good name and wants to maintain it. He said he does not want to talk to the newspaper; he would rather speak directly to people. He said regarding the curbs, he will do whatever they tell him to do. After he bought the land, he walked it and looked over all of it. He said he had asked the City to take a look at it so he could clean it up and then he gets letter from the Health Dept. telling him he has seven days to clean it up. He said he has a lot of experience laying out houses on land and he could have done a lot of other things, but he thinks this is the best plan for this land. He said regarding Brian Wood from the Candlewood

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8-24 Referral/December '06 Agenda Item 14 – Property Tax Abatement to Encourage Open Space. Motion made at 1/7/07 meeting to request additional time from the Council due to complexity of this issue.

